QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 775509 DEEDQC
12/16/2021 03:09:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211216-0166705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Davidson, 2021

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Liberty Pike Partners	**Same**	103 03 0 042.00
(NAME)	(NAME)	
7101 Sharondale Ct Suit 600		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DOWD DEVELOPMENT & DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("GRANTOR") HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **LIBERTY PIKE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP** ("GRANTEE") ITS/HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Siegrist Subdivision of record in Plat Book 2330, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 80 feet on the West side of 53rd Ave., North and runs back 89 feet on the North line 62.5 feet on the South line to the right of way N.C. and st. L. Railroad, on which it measures 83.7 feet.

Being the same property conveyed to Dowd Development & Design, LLC, a Tennessee Limited Liability Company by Warranty deed from James N. Wallner and Meredith Wallner, husband and wife of record in Instrument No. 20210819-0112617 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 19, 2021. (Value of consideration shown in aforementioned deed $425,000.00.)

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **189 53rd Ave N Nashville TN 37209.**

Witness our hands this the 9th day of December, 2021.

Dowd Development & Design, LLC,

BY: _____

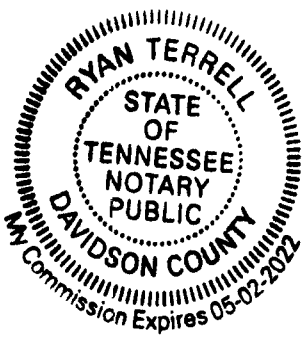
Keith Dowd
Managing Member

STATE OF **TENNESSEE**)
COUNTY OF **DAVIDSON**)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MANAGING MEMBER of DOWD DEVELOPMENT & DESIGN, LLC the within named bargainor, a limited liability company, and that he as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of December, 2021.

My Commission Expires:



_____
Notary Public